

ORDINANCE NO. 050113-Z-4

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2309 WEST PARMER LANE FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office (NO) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-04-0172, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2B, Resubdivision of Lot 1, Block B, Parmer Lane Heights Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 58, Page 78, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2309 West Parmer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Drive-in service is prohibited as an accessory use to a commercial use.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 24, 2005.

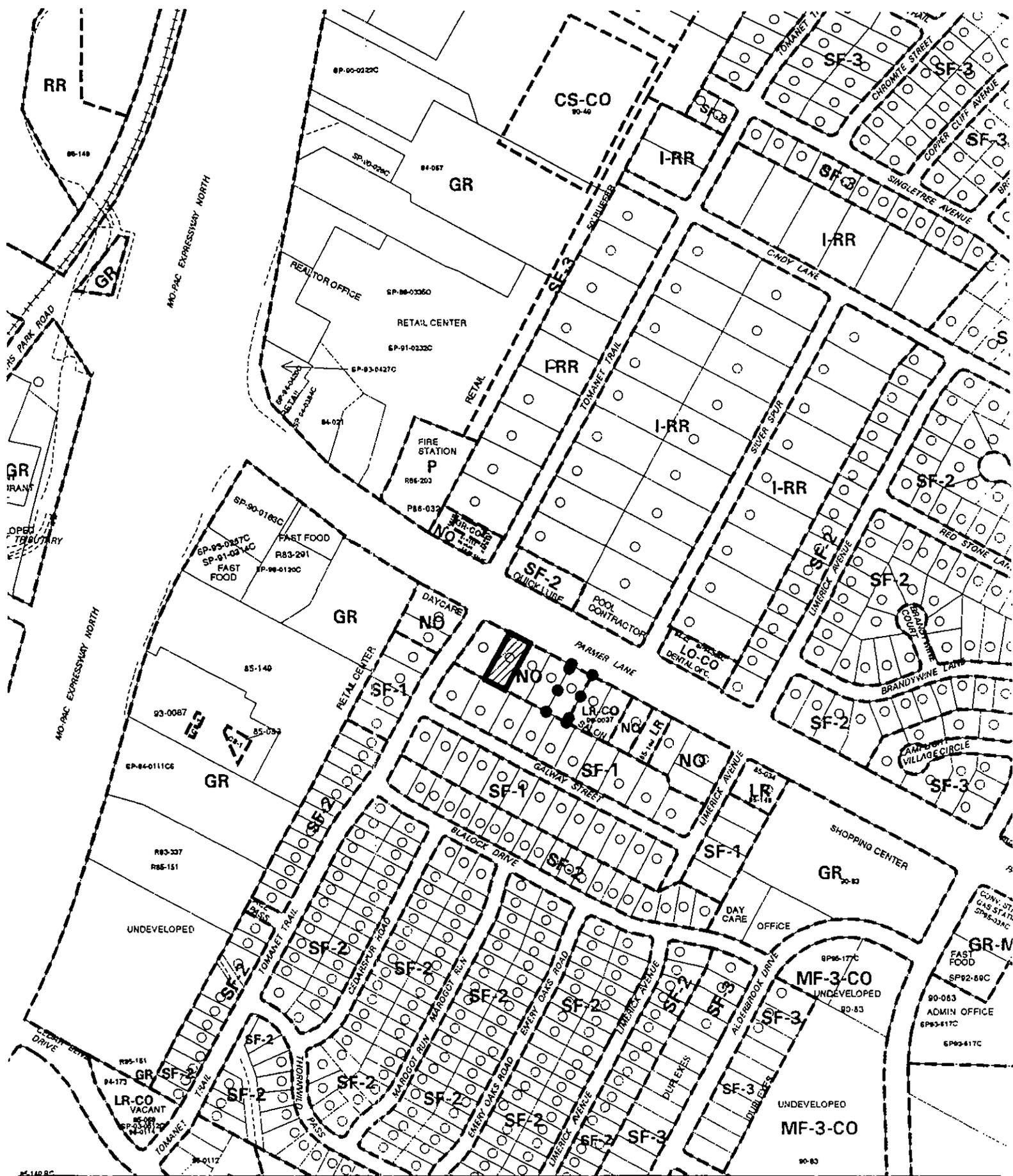
PASSED AND APPROVED

January 13, 2005

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Will Wynn
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith *Shirley A. Brown for*
David Allan Smith Shirley A. Brown
City Attorney City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: G. RHOADES</p>	<p>ZONING EXHIBIT A</p> <p>CASE #: C14-04-0172</p> <p>ADDRESS: C14-04-0172</p> <p>SUBJECT AREA (acres): 0.304</p>	<p>DATE: 04-10</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>L35</p>
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